

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/00970
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	16A Woodshaw Farmhouse, Swallows Mead, Royal Wootton Bassett, Swindon, SN4 8QU
DEVELOPMENT DESCRIPTION:	Garden room situated in front of the house
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

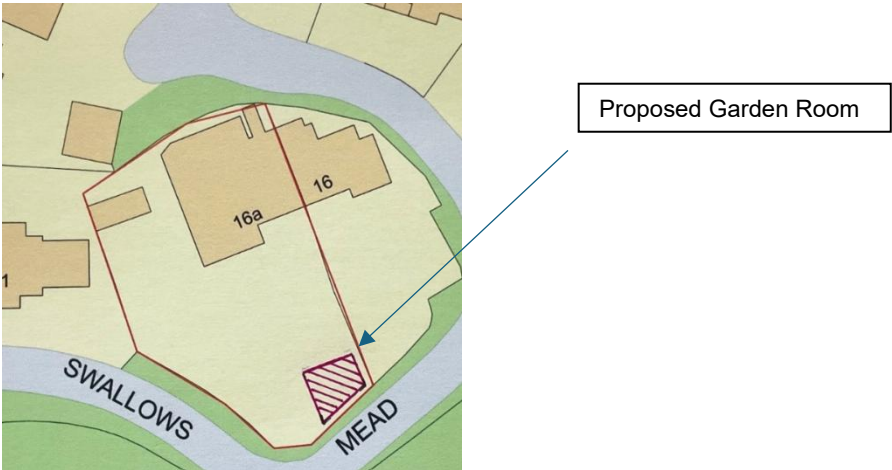
The proposal seeks planning permission for the erection of a freestanding garden room within the front garden of the property. The application is submitted using Householder application forms.

The extracts below demonstrate the external appearance of the proposed garden room:



(L-R) – Proposed Front and Side Elevations with Indicative Floor Plan

The proposed garden room would be positioned on an existing patio area within the front garden, given that the property is fully recessed within its plot and thereby the main amenity area within the residential curtilage is to the front. The garden room would be a free standing single storey structure with a gentle sloping roof, with the main front section of the building acting as a garden room and a smaller, triangular section to the rear being used as garden storage. As demonstrated, the structure is a non-uniform shape, however this is partly governed by the layout of the property boundary and to enable the structure to be positioned against the rear boundary, as illustrated below:



The garden room would be finished in composite horizontal timber cladding to the front elevation, whilst the side and rear elevations would be finished in black profile metal sheet cladding. The sloping roof would be finished in anthracite EPDM, whilst UPVC anthracite bi-fold doors would be positioned centrally on the front façade with a single UPVC anthracite window either side, however no fenestration is proposed to the side or rear elevations.

SITE DESCRIPTION/CONTEXT

The site known as 16A Woodshaw Farmhouse is a large semi-detached two storey dwelling, situated in proximity to the termination of a no-through road, 'Swallows Mead' within an established residential area off of Bincknoll Lane in Royal Wootton Bassett. The property has been subject to previous substantial alterations and extensions, notably a single storey front porch, single storey rear extension and a two storey side extension granted under N/10/01140/FUL. The property is fully recessed within its plot with minimal amenity space to the rear of the dwelling, thereby a generous front garden serves the property with established and mature planting to the side and rear boundaries. Off-road parking is also provided within the curtilage on an existing gravelled area. The main dwelling is constructed from red brick, with a tiled roof and a mixture of UPVC casement and sash windows, with the surrounding area characterised by predominantly detached residential dwellings of a similar overarching style within the development, with the overarching construction materials being red brick and tiled roofs.



The application site is subject to the following planning policy constraints:

- Countryside Character Areas - Upper Thames Clay Vales
- Negligible Risk from Ground Water Flooding

PLANNING HISTORY

Proposal / Summary
N/10/00529/FUL - Full planning permission Decision - Withdrawn Date: 30/3/2010 – New Dwelling.
N/10/01140/FUL - Full planning permission Decision - Approve with Conditions Date: 11/6/2010 – Single Storey Porch to the Front, Single Storey Extension to Rear & Side and Double Storey Extension to Side

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 19: Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Royal Wootton Bassett Neighbourhood Development Plan

- Policy 7: Design

Royal Wootton Bassett Design Guidance and Codes

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the upon the character and context of the area
- Residential Amenity

CONSULTATION RESPONSES

Royal Wootton Bassett Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no comments have been received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and appearance

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

Policy 7 of the Royal Wootton Bassett Neighbourhood Development Plan states that development must respect local character and conserve or enhance heritage assets in a manner appropriate to their significance. Additionally, it states that development beyond the town centre should be sensitive to its context and reinforce the market town character, layout and appearance, building on local distinctiveness.

Section LA02 of the Royal Wootton Bassett Design Guidance and Codes states that the original building should remain the dominant element of the property, in terms of scale and form and that extensions must be appropriate for the scale, massing and character of the main building, and should complement the streetscape. Also, that extensions should not result in a significant loss to the privacy and amenity of neighbouring properties or the streetscape. The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. Section 12 of the NPPF relates to achieving well designed places.

It is acknowledged that the proposed garden building would be positioned in the front amenity area, thereby vantage points to the development and highly likely from within the surrounding area. Given the arrangement of the site, there are limited options where such development could be sited given the main building being fully recessed within its plot, with little to no rear amenity space. During the course of the application, informal discussions took place with the

Applicant in relation to the chosen siting of the garden room and whether there was any possibility that it could be relocated closer to the main dwelling. However it was evident that the preference of the Applicant would be to locate the garden building on the existing patio area at the bottom of the garden to maintain adequate space for the children to play within the garden and because it was felt this location would have the least impact on the residential amenity of the surrounding neighbours given the spatial distance from the surrounding buildings.

Given the limitations to the site and its arrangement, the siting of the garden room is considered acceptable. The property benefits from an extensive garden, enabling a degree of separation between the development and the main dwelling whilst remaining within the residential curtilage. The design of the structure is modest, with its overall height limited owing to its single storey built form, with the overall scale, bulk and mass ensuing from the structure not considered imposing in this location.

Whilst the materials utilised for construction would introduce a variation to the existing material palette at the site, the overall aesthetic of the garden room would not be considered incongruous within this vicinity. The resulting appearance would be akin to a typical garden type structure, softened with the use of timber cladding to the principal elevation and would be considered sympathetic within the backdrop of the main dwelling.

Given the settlement pattern and the property's location on a bend in the road, vantage points to the structure are possible from within the surrounding area given that the frontage of the site has a degree of openness given the off-road parking and parting of the boundary hedging. The site currently benefits from mature and established planting and vegetation to the rear boundaries which would afford a degree of screening to the works. However, the elevation visible from within the street scene would be black metal clad and within this setting, would not be considered incongruous or unsympathetic to the vicinity, especially given that only partial glimpses of the structure would be visible from the street scene.

Therefore overall, it is considered that the proposed development is acceptable and compatible with the main dwelling and would not result in unacceptable visual impact. The proposed works would sympathise with the character and appearance of the main dwelling and its setting and would not appear incongruous or overdevelopment within the context of the surrounding area and street scene. Therefore, the proposal is considered to accord with WCS Core Policy 57, Policy 7 of the Royal Wootton Bassett Neighbourhood Development Plan, The Royal Wootton Bassett Design Guidance and Codes, the Wiltshire Design Guide and Section 12 of the NPPF.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The properties in proximity to the application site are 1 Swallows Mead (to the west) and 16 Woodshaw Farmhouse, to which the application site is semi-detached.

The garden room would be positioned at the bottom of the front garden and whilst it would be visible to the occupants of both No1 and No16, this is the position which would facilitate the greatest separation distances to the properties. The garden room would be of overall limited height given its single storey form and due to its positioning, is not expected to result in overshadowing or loss of light to the adjacent occupiers. Furthermore, the spatial distance between the properties would help mitigate against any resulting overbearing effects, especially given that No16 it also fully recessed within its plot, whilst also noting that the garden room is on the opposing side of shared boundary with No.1.

With regards to fenestration, assessment is afforded to the potential for overlooking and loss of privacy given the position of the garden room in the front garden. The structure does feature fenestration to the front elevation, with the primary outlook facing the direction of the main house as opposed to directly overlooking neighbouring boundaries, with no fenestration proposed to the side walls of the structure. The side boundary with No.16 features established landscaping and vegetation which also affords a degree of screening to the proposed works and overall, the proposal is not expected to result in loss of privacy or overlooking to the neighbouring occupiers.

Furthermore, the garden room will be used only for purposes incidental to the enjoyment of the dwellinghouse and would not function as a separate living unit. The development is also not expected to generate additional noise, traffic or parking demand that could also adversely affect neighbouring properties.

Overall, the proposed development is not considered to result in unacceptable impact to the residential amenity of the surrounding properties. The works would be limited in height and scale and positioned in a location within the boundary to enable sufficient separation distances to surrounding properties to help mitigate against loss of privacy, overlooking and overbearing effects. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

Overall, the proposed development is considered acceptable and would not result in unacceptable visual impact to the main dwelling, its setting or the surrounding area. The proposed garden room would be sympathetic to the overarching character and appearance of the main dwelling and its plot, as well as the local vernacular, and would be proportionate to the amenity area within which it would be situated. The use of sympathetic construction

materials would enable the development to integrate within the vicinity and would not result in an overdeveloped or incongruous appearance. Additionally, the proposal is not considered to result in unacceptable harm to the residential amenity of surrounding occupiers by way of loss of privacy, loss of light or overbearing effects. Therefore, the proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Royal Wootton Bassett Neighbourhood Development Plan 2017-2026, The Royal Wootton Bassett Design Guidance and Codes, the Wiltshire Design Guide and the National Planning Policy Framework.

As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan received 07.07.25

Proposed Site Plan received 11.06.26

Proposed Floor Plan and Elevations received 12.06.26

REASON: For the avoidance of doubt and in the interests of proper planning.